

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326  
REGULAR MEETING MINUTES  
March 28, 2006  
7:00 P.M.**

**1.CALL TO ORDER**

Chairperson Napolitano called the meeting to order at 7:00 p.m.

**2.ROLL CALL**

Members Present: Boardmember Richardson, Boardmember Wrublik, Boardmember Kempiaik, Boardmember Hawley, Boardmember Jimenez, Vice Chairman Zwerg, and Chairperson Napolitano. Others present were Alternate Boardmember Richard Stafford, Council Liaison and Mayoral Candidate Vice Mayor Urwiller, Mayoral Candidate Bobby Bryant, and Councilmen Elect David Hardesty and Dave Rioux.

Members Absent: None.

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Town Engineer Woody Scoutten, and Assistant Fire Chief Bob Costello.

**3. APPROVAL OF MINUTES FROM MARCH 14, 2006 WORK SESSION MEETING**

Motion made by Vice Chairman Zwerg and seconded by Boardmember Kempiaik to approve the March 14, 2006 Work Session Minutes as presented. Motion passed unanimously.

**4. APPROVAL OF MINUTES FROM MARCH 14, 2006 REGULAR MEETING**

Motion made by Boardmember Wrublik and seconded by Boardmember Richardson to approve the March 14, 2006 Regular Minutes as presented. Motion passed unanimously.

**5.OLD BUSINESS:**

**5A. Valle del Sol Community Master Plan-CMP04-472**

Eric Toll of David Evans and Associates showed his presentation of the cluster-housing concept. There would be more "move up" housing, increased open space and workforce housing that has density rather than lost width. This concept would have curb appeal and alley garage access. Public Safety would use the public street for emergency access. Planner Quinn Newton stated that staff recommends approval and is in agreement with the stipulations. The Board generally approved of the concept but wanted more complete information in which to base their decision. The Board's concern was that the code is being adapted to the product. The Board requested land use and density for each parcel with minimum and maximum lot widths and more clarification of the cluster product. Motion made by Boardmember Wrublik and seconded by Boardmember Richardson to continue the discussion of adoption of a Community Master plan covering 311± acres generally located west of the Sun Valley Parkway between Bethany Home and Camelback Roads until the April 25<sup>th</sup>, 2006 meeting. Motion passed unanimously.

**6.NEW BUSINESS:**

**6A. NWC Miller and Durango-A06-01**

Real Estate Agent Karla Walters from Windemere Realty and Planner Sean Banda were available to answer the Board's questions. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the annexation of 21± acres from Maricopa County to the Town of Buckeye, located at the northeast corner of Durango Road and Miller Road. Motion passed unanimously.

**6B. Watson and Broadway-RZ05-28 NEC**

George Musser of Musser Engineering showed the Board an Engineering exhibit of the property. Planner Quinn Newton was available to answer the Board's questions. A public hearing was opened at 7:56 to hear citizen input on the proposed rezoning. There being no comment from the public the hearing was closed at 7:57 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Wrublik to approve the rezoning of 108± acres from Rural Residential (RR) to Planned Residential (PR) located north and east of the northeast corner of Watson and Broadway Roads within the Town of Buckeye. Motion passed unanimously.

**6C. CVS Pharmacy-SP05-36**

Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to continue the approval of the CVS Pharmacy site plan for 1.9± acres located at the northwest corner of Jackrabbit Trails and Van Buren. Motion passed unanimously.

**6D. Miller Manor Tank/Well Site-SP05-22**

Norm Fain of Fluid Solutions showed a presentation of the overall site plan, demand scenarios, aesthetics, matching development theme and security. A Public Hearing was opened at 8:05 to hear citizen input on the proposed storage facility. There being no public comment the hearing was closed at 8:06 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to approve the Site Plan for a water tank and well located in the Miller Manor subdivision, northeast of Miller Road and Southern Avenue with stipulations. Motion passed unanimously.

**6E. Lower Buckeye Tank Site-SP05-23**

Norm Fain of Fluid Solutions showed a presentation of the overall site plan, demand scenarios, aesthetics, matching development theme and security. A Public Hearing was opened at 8:14 to hear citizen input on the proposed storage facility. There being no public comment the hearing was closed at 8:15 p.m. Boardmember Jimenez thanked Mr. Fain for having consideration for the future school's needs. Motion made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve the Site Plan for a water tank site located on the northwest corner of Apache Road and Lower Buckeye Road with amended stipulation 22, and stipulation 23 to read "The developer shall be responsible for the half-street improvements for Apache Road along the frontage of this site to the Town's minor arterial standards including pavement curb and gutter, sidewalk, drainage, lighting and landscaping unless the developer provides a letter from the surrounding landowner committing the surrounding landowner to be responsible for such improvements". Motion passed unanimously.

**6F. Miller Road In-Line Booster Station-SP06-18**

Norm Fain of Fluid Solutions showed a presentation of the overall site plan, demand scenarios, aesthetics, matching development theme and security. The vegetation will match the surrounding area of Rancho Vista and its primary purpose is to move water. A Public Hearing was opened at 8:20 to hear citizen input on the proposed storage facility. There being no public comment the hearing was closed at 8:20 p.m. Motion made by Boardmember Richardson and seconded by Boardmember Wrublik to approve the Site Plan for an In-Line Booster Station to be located along Miller Road just north of Broadway Road with all stipulations as amended. Motion passed unanimously.

**7. COMMENTS FROM THE PUBLIC**

None

**8.REPORTS FROM STAFF**

Community Development Director Bob Bushfield reported:

- The Development Department will be closed Thursday and Friday to move into the new building.
- Likes the new meeting presentation format and feels like it runs smoothly.

**9.COMMENTS FROM THE DEVELOPMENT BOARD**

Boardmember Jimenez-Would like to see growth slowed and re-evaluated.

Vice Chiarmen Zwerg-None

Boardmember Hawley-None

Boardmember Wrublik-None

Boardmember Kempiaik-None

Boardmember Richardson-None

Chairperson Napolitano-Asked if the motions made were considered recommendations to Council.

**10. ADJOURNMENT**

Motion made by Boardmember Jimenez and seconded by Vice Chairman Zwerg to adjourn the meeting at 8:32 p.m. Motion passed unanimously.

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**Annette Napolitano, Chairperson**

**ATTEST:**

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**Lucinda Aja, Deputy Clerk**

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Work Session held on the 28<sup>th</sup> day of March, 2006. I further certify that a quorum was present.

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**Lucinda Aja, Deputy Clerk**